

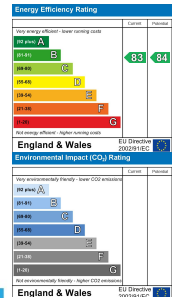


Flat 5, Wellfield Bwlch Y Gwynt, Llanelli, Carmarthenshire, SA15 2GA

- First Floor Apartment With Panoramic Sea Views
- Open-plan Lounge/Kitchen/Diner With Balcony
- Gas Central Heating System
- Chain-free
- Leasehold- 125 Years from 2013
- Two Double Bedrooms
- Well-presented Throughout
- Allocated Parking Space
- Coastal Location With Stunning Views!
- EPC RATING B. COUNCIL TAX BAND D.

£190,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Would you like to wake up to this view every day? I know I would! Chain-free with an added bonus of having mains Gas. We here at West Wales Properties are excited to show off to all lucky purchasers this two-double-bedroom, first floor apartment situated on the sea-front of the Bwlych Y Gwynt estate with stunning panoramic coastal view! For those wishing to keep fit by walking, jogging and cycling, the Millennium Coastal Path to Loughor, Gower and Burry Port is literally only metres away from the property. Call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises a communal hallway leading to the apartment,. Entrance hall, storage cupboard, bathroom, two double bedrooms both with views and the master has an en-suite shower room, an open-plan lounge/diner/kitchen with a balcony that gives the most impressive panoramic views of the coastline and beach, and an allocated parking space.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. Recent years have seen the docks and landscape around the town regenerated as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course, and the Festival Fields.

..AGENTS VIEWING NOTES

*** KEY INFORMATION ***Traditionally built apartment block. First-floor flat. Mains water, gas, electricity and sewerage are connected. Leasehold - 125-year lease commenced 01/01/13 (lease on file), and is available on request. A service charge of £662.42 p/a paid to Remus. Ground rent charge of £400.00 p/a. The ground rent increases through the term of the lease of £200 every 10 years. A copy of the lease can be supplied with details of the increases. Covenants, rights and proviso's are listed on the lease. Council tax band D-£2,232. Allocated parking space.. No lift in the apartment block. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- all network

networks have variable mobile phone coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS:///sliding.prime.rationed

**EN-SUITE SHOWER ROOM
BEDROOM 2**

- FIRST FLOOR**
- ENTRANCE HALL**
- BOILER/STORAGE CUPBOARD**
- BATHROOM**
- OPEN-PLAN
LOUNGE/DINER/KITCHEN**
- BEDROOM 1**



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.